

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

A. Amendment Data

Round	22-A	Intake Date	May 12, 2021
Application Name	Arden PUD	Control No.	2005-00394
Acres	1209.98 total acres for overall Planned Unit Development (PUD)	Concurrent Zoning application?	Yes
	332.19 acres affected area (Phase 3)	Text Amend?	No
PCNs	See Attachment A-1 for PCN list from PBC Property Appraiser for overall PUD Affected area for purposes of ownership & consent: 00-40-43-27-01-006-0000 (325.172-acre portion) and 00-40-43-27-01-015-0000 (7.014-acre portion)		
Location	1445 Wandering Willow Way and 1226 Arden Park Drive - Approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard.		
	Current	Proposed	
Tier	No Tier Designation	No Change	
Use	Residential - 2,420 units max./2,334 entitled Commercial/Retail - 50,000 sf. Civic School (Elementary) - 970 students/ 15.66 acres Civic Site –20.0 acre park, 1.00 acre minor utility, 50,000 sf. general government office	No change to uses	
Zoning	PUD - Planned Unit Development	No Change	
Future Land Use Designation	LR-2 – Low Residential, 2 units per acre	No Change	
Underlying Future Land Use Designation	None	None proposed	
Conditions	Ordinance No. 2020-024: There are 8 conditions of approval. The only condition being amended is condition 2 that reads: A maximum of 1,480 single family dwelling units, 120 multi-family units, and 35,000 sf. of commercial uses (or a combination of land use that produces equivalent number of trips) shall be built before December 31, 2024.	Condition 2. is being DELETED as phasing of development is no longer required to comply with Test 2 based on the Concurrency/Zoning Analysis and the Proportionate Share Agreement.	
Density Bonus	None previously approved	No density bonus is requested with this amendment	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	Maximum density: 2,420 du (2 du/ac x 1209.98 ac. = 2,419.96 du~2,420 du)	No Change
Maximum Dwelling Units¹ (residential designations)	Residential: Zero Lot Line, Single Family, Townhomes 2 du/ac x 1209.98 ac. = 2,420 du	No Change
Maximum Beds (for CLF proposals)	None	None
Population Estimate	2,420 max du x 2.39 = 57,838	No Change
Maximum Square Feet^{2, 4} (non-residential designations)	Not Applicable	Not Applicable
Proposed or Conditioned Potential^{3, 4}	Residential - 2,420 units Commercial/Retail - 50,000 sf. Civic School (Elementary) - 970 students/ 15.66 acres Civic Site –20.0 acre park, 1.00 acre minor utility, 50,000 sf. general government office	No change
Max Trip Generator	<p>Single Family Residential (ITE 210): -10 trips / day -0.74 trips AM / $\ln(T)=0.96X+0.2$ trips PM</p> <p>Multifamily Residential (ITE 220): -7.32 trips / day -0.46 trips AM / 0.56 trips PM</p> <p>General Commercial (ITE 826) -42.78X+37.66 Daily -0.96 trips AM / $2.4X+21.48$ trips PM</p>	<p>Single Family Residential (ITE 210): -10 trips / day -0.74 trips AM / $\ln(T)=0.96X+0.2$ trips PM</p> <p>Multifamily Residential (ITE 220): -7.32 trips / day -0.46 trips AM / 0.56 trips PM</p> <p>General Commercial (ITE 826) -42.78X+37.66 Daily -0.96 trips AM / $2.4X+21.48$ trips PM</p>
Maximum Trip Generation	20,489 daily / 1537 AM / 1830 PM	20,489 daily / 1537 AM / 1830 PM for both
Net Daily Trips:	0 (maximum minus current) 0 (proposed minus current)	
Net PH Trips:	0 AM, 0 PM (maximum) OR 0 AM, 0 PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

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Part 2. Applicant Data

A. Agent Information

Name	Collene Walter
Company Name	Urban Design Studio
Address	610 Clematis Street Suite CU-02
City, State, Zip	West Palm Beach, Florida 33401
Phone / Fax Number	(561) 366-1100 / (561) 366-1111
Email Address	cwalter@udsflorida.com

B. Applicant Information

Name	Jesse R. Baker, Administrative Member
Company Name	Highland Dunes Associates Property LLC
Address	500 Boylston Street Suite 2010
City, State, Zip	Boston, Massachusetts 02116
Phone / Fax Number	(561) 366-1100 / (561) 366-1111 (Agent)
Email Address	cwalter@udsflorida.com (Agent)
Interest	Property Owner 00-40-43-27-01-006-0000 (325.172 acres)

Name	Andrew Smith, Vice President
Company Name	Arden Homeowners Association Inc.
Address	2005 Vista Parkway Suite 112
City, State, Zip	West Palm Beach, FL 33411
Phone / Fax Number	(561) 366-1100 / (561) 366-1111 (Agent)
Email Address	cwalter@udsflorida.com (Agent)
Interest	Property Owner 00-40-43-27-01-015-0000 (7.014 acres)

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 3. Site Data

A. Site Data

Built Features	The site consists of a residential development.
PCN	See Attachment A for PCN list from PBC Property Appraiser for ownership of all parcels within overall PUD, and for PCN and property ownership within Affected Area
Street Address	1445 Wandering Willow Way and 1226 Arden Park Drive
Frontage	Approximately 5,842.58 feet on Southern Boulevard
Legal Access	Southern Boulevard to the South of the PUD
Contiguous under same ownership	Highland Dunes Associate Property LLC and Arden Homeowners Association Inc. have additional ownership within the PUD. See Attachment A-2 for PCN list from PBC Property Appraiser for ownership of parcels within the overall PUD.
Acquisition details	<p>PCN 00-40-43-27-01-006-0000- On July 10, 2014, Highland Dunes Associates Property LLC, a Delaware limited liability company purchased the property from PBA Holdings, Inc. a Florida Corporation, f/k/a Palm Beach Aggregates, Inc., f/k/a GKK Corporation via a Special Warranty Deed (ORB 26921 Pages 435-438).</p> <p>PCN 00-40-43-27-01-015-0000- On December 28, 2017, Arden Homeowners Association, Inc., a Florida Not for Profit Corporation acquired the property from Highland Dunes Associates Property LLC, a Delaware limited liability company via a Quitclaim Deed (ORB 29659 Pages 761-763).</p> <p>Together these parcels make up the overall 1209.98 total acres for the Planned Unit Development (PUD). A portion of these two (2) PCN's make up 332.19 acres for the affected area (Phase 3).</p>
Size purchased	1209.98 acres total inclusive of all property control numbers

B. Development History

Control Number	2005-00394
Previous FLUA Amendments	<p>Ordinance Number 2004-066 – Rural Residential, 1 unit per 10 acres (RR-10) to Low Residential, 2 units per acre (LR-2) and removal from the Rural Tier. There are 6 conditions of approval per the following.</p> <ol style="list-style-type: none"> 1. The subject site shall be limited to a maximum of 2,000 dwelling units and a minimum of 30,000 sf. and a maximum of 50,000 sf. of PUD-Commercial. 2. Prior to Final DRO Master Plan approval, the applicant shall abandon all previous zoning approvals and mining permits on the subject site. 3. Prior to Public Hearing DRO Certification, the applicant shall reserve right-of-way for potential connections to Okeechobee Blvd. on the north and shall provide interconnectivity to the adjacent site to the east if development with an employment center. 4. Prior to adoption of this site specific amendment and consistent with the purpose of the Glades Area Protection Overlay (GAPO), the applicant shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records subsequent to the adoption of this site specific amendment, limiting the use of the property owned by the applicant or affiliated entities within the area covered by the GAPO to uses already approved by the County as listed in the application and in LU Policy 2.10-b of the GAPO. No development orders will be certified until after this restrictive covenant is recorded. 5. Prior to adoption of this site specific amendment the applicant shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records subsequent to the adoption of this site specific amendment, prohibiting the property owned by the applicant or affiliated entities within the area covered by the GAPO from voluntarily annexing into a municipality, signing annexation petitions or otherwise consenting to annexation. No development orders will be certified until after this restrictive covenant is recorded. 6. Prior to Public Hearing DRO Certification, the applicant shall provide and indicate on the master plan a 50 foot wide open space trail corridor for the entire northern and western boundaries of the property that can link to the planned CWC Sector Plan integrated trail network. In addition, a PUD buffer shall be required to utilize the Rural Tier ULDC landscape buffer requirements for compatibility purposes. <p>Ordinance No. 2020-024 to revise conditions of approval and allow additional dwelling units.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. The subject site shall be limited to a maximum of 2,420 dwelling units and a minimum of 30,000 square feet and a maximum of 50,000 square feet of PUD-Commercial. 2. A maximum of 1,480 single family dwelling units, 120 multi-family units, and 35,000 square feet of commercial uses (or a combination of land use that produces equivalent number of trips) shall be built before December 31, 2024.

	<p>Conditions of approval in Ord. 2004-66 numbered 3 through 6 will remain unaltered.</p> <p>7. The zoning development order shall require a minimum of twenty (20%) of the units over 2,000 units to be provided as workforce housing units pursuant to the Workforce Housing Program in the ULDC.</p> <p>8. The sixty (60) workforce housing units approved prior to the adoption of this ordinance shall not apply toward the minimum number of workforce units in Number 7.</p>
Concurrency	The site has a valid concurrency reservation for 2,334 du.
Plat, Subdivision	Arden P.U.D. Plat 1 (Plat Book 122 Pages 32-51) for Affected Area PCN's 00-40-43-27-01-006-0000 & 00-40-43-27-01-015-0000
Zoning Approvals & Requests	<p>The Applicant has gained the following DRO approvals for all of the development pods owned by same within the first and second phases of development; platted the first and second phases of infrastructure, obtained DRO and plat approvals for Pods G, H and I in phase 3; and Pods A, B, C, E, F and J, and the common amenities are well under construction or completed.</p> <ul style="list-style-type: none"> • The Final Subdivision Plan for Pods A & B West received the latest approval on November 5, 2019 as Exhibit #107. • The Final Subdivision Plan for Pods A & B East received the latest approval on August 25, 2017 as Exhibit #76. • The Final Subdivision Plan for Pod C North received the latest approval on August 5, 2019 as Exhibit #109. • The Final Subdivision Plan for Pod C South received the latest approval on July 17, 2019 as Exhibit #98. • The Final Subdivision Plan for Pod E North received the latest approval on June 18, 2018 as Exhibit #94. • The Final Subdivision Plan for Pod E South received the latest approval on September 23, 2019 as Exhibit #106. • The Final Subdivision Plan for Pod F West received the latest approval on July 16, 2019 as Exhibit #100. • The Final Subdivision Plan for Pod F East received the approval on April 23, 2018 as Exhibit #90. • The Final Subdivision Plan for Pod J received approval on April 23, 2018 as Exhibit #92. • The Final Subdivision Plan for Pod K received approval on July 17, 2019 as Exhibit #111. • The Final Site Plan for the Recreation and Commercial Pods received approval on August 17, 2016 as Exhibit #61. • On October 14, 2016, the County Zoning Commission approved a Type II (Stand Alone) Variance request to allow relief from the privacy wall or fence requirement (Figure 3.D.2.B-7/Article 3.D.2.C.9.e.1 of the ULDC) for zero lot line units where the rear of the home is recessed a minimum of four (4) feet from the zero lot line. This approval was confirmed via Resolution No. ZR 2016-050. • On May 4, 2017, the County Zoning Commission approved a Type II (Stand Alone) Variance request to allow relief from the building coverage

	<p>requirements for single family homes. This approval was confirmed via Resolution No. ZR 2017-016.</p> <ul style="list-style-type: none"> • The Final Master Plan for the PUD received its last approval on February 17, 2021 as Exhibit #117. • The Final Subdivision Plan for Pod G-S received approval on February 4, 2021 as Exhibit #120. • The Final Subdivision Plan for Pod G-N received approval on March 5, 2021 as Exhibit #122. • The Final Subdivision Plan for Pod I-S received approval on February 4, 2021 as Exhibit #118. • The Final Subdivision Plan for Pod I-N received approval on April 23, 2021 as Exhibit #131. • The Final Subdivision Plan for Pod H-S received approval on April 2, 2021 as Exhibit #124. • The Final Subdivision Plan for Pod H-N received approval on April 23, 2021 as Exhibit #129. <p>On June 7, 2021, a Development Order Amendment/Expedited Application Consideration will be submitted to the County's Zoning Division to modify traffic related conditions of approval associated with this request.</p>
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Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
2006-0027	DOA2005-1173	Retained	Development Order Amendment	Approved the deletion of land area and modification of conditions of approval for a Type III B Excavation for Zoning Application DOA2005-1173 for Palm Beach Aggregates, Inc. (PBA).	No change
2006-0028	PDD2005-1174	Retained	Rezoning	Approved the rezoning for the land area that was deleted to Residential Planned Unit Development.	No change
R-2006-0029	R2005-1174	Abandoned	Requested Use	Approved a Requested Use to allow a secondary or elementary school.	No change
R-2006-0030	W2005-1174	Abandoned	Waiver of Objectives and Standards	Approved a deviation from cul-de-sac and dead-end restrictions.	No change
R- 2008-11144	R/W-2005-1174	Retained	Administrative Abandoned	Approved to revoke R-2006-0229 for the "Requested Use" approval for the secondary school and to revoke R-2006-0030 for the deviation from cul-de-sac and dead-end restrictions.	No change
R-2008-1145	Z-2008-444	Retained	Rezoning	Approved to rezone the property to Residential Transitional Zoning District.	No change
R-2008-1146	CA-2008-444	Abandoned	Class A Conditional Use	Approved a Class A Conditional Use to allow a bona fide agricultural use.	No change
R-2013-1527	ABN/PDD/R-2013-00499	Retained	Administrative Abandoned	Approved to revoke R-2008-1146 that allowed a bona fide agricultural use.	No change

R-2013-1528	ABN/PDD/R-2013-00499	Retained	Rezoning	Approved to rezone back to the Planned Unit Development Zoning District.	No change
ZR 2016-050	ZV-2016-01247	Retained	Type II (Stand Alone) Variance	Approved a Variance request to allow relief from the privacy wall or fence requirement (Figure 3.D.2.B-7/Article 3.D.2.C.9.e.1 of the ULDC) for zero lot line units where the rear of the home is recessed a minimum of four (4) feet from the zero lot line.	No change
ZR 2017-016	ZV-2017-00363	Retained	Type II (Stand Alone) Variance	Approved a Variance request to allow relief from the building coverage requirements for single family homes.	No change
ZR-2018-030	ABN/ZV/DOA-2020-00766	Abandoned via ZR-2020-039	Type II (Stand Alone) Variance	Approved a Variance request to allow transfer of density in excess of 30 percent within the Pods G, H and I in Phase 3 of the PUD.	No change
R-2020-1626	ABN/ZV/DOA-2020-00766	Retained	Development Order Amendment	Approved to reconfigure the Master Plan to add land area (to match the Platted boundary) and units; reconfigure Pods D, G, H and I; and, to modify Conditions of Approval	Request for Traffic related conditions to be modified.
ZR-2020-040	ABN/ZV/DOA-2020-00766	Retained	Type II Variance	Approved for landscape deviations.	No change

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Part 4. Consistency

A. Consistency –

Justification Provide as G.1.	See Application Attachment G, Section G.1. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Residential Density Increases Provide as G.2.	See Application Attachment G, Section G.2. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Compatibility Provide as G.3.	See Application Attachment G, Section G.3. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Comprehensive Plan Provide as G.4.	See Application Attachment G, Section G.4. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.
Florida Statutes Provide as G.5.	See Application Attachment G, Section G.5. for Justification and Consistency with the Comprehensive Plan and Florida Statutes, prepared by Urban Design Studio.

B. Surrounding Land Uses.

Adjacent Lands	Use	Future Land Use	Zoning
North	Residential Deer Run Subdivision Typical lot size of five acres with density of 0.2 units per acre	Rural Residential 5	Agricultural Residential (AR)
South	Storm water treatment area	Village of Wellington - no designation	Village of Wellington – Agricultural Residential / Storm water treatment area
East	Agricultural	Rural Residential, 1 unit per 10 acres	Agricultural Residential (AR)
West	Utility Staging Use/Power Facility	Rural Residential, 1 unit per 10 acres	Special Agricultural (SA) Control No:
	L-8 Canal	Rural Residential, 1 unit per 10 acres	Special Agricultural (SA)
	SFWMD Reservoir	Rural Residential, 1 unit per 10 acres	Special Agricultural (SA)
	Vacant	Economic Development Center	Multiple Use Planned Development (MUPD) (Control Nos. 1989-52 and 2015-00085)

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Part 5. Public Facilities Information

A. Traffic Information		
A written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan is included in Attachment H, along with the approved Traffic Study.		
	Current	Proposed
Max Trip Generator	Single Family Residential 10 daily trips/ DU	Maximum: Single Family Residential: 10 daily trips/ DU Proposed: Single Family Residential, 10 trips/DU Multi-Family Residential Low-rise, 7.32 trips/DU Specialty Retail: $T=42.78(X)+37.66$
Maximum Trip Generation	20,000 Daily trips	Maximum: 24,200 Daily trips Proposed: 20,489 Daily trips
Net Daily Trips:	4,200 (maximum minus current) 489 (proposed minus current)	
Net PH Trips:	____AM, ____PM (maximum) OR 711 AM, 842 PM (proposed) (Proposed Net PH trips is being utilized as Applicant has the option to use “maximum” or “proposed”)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	Seminole Pratt Whitney Rd. from Southern Blvd to Okeechobee Blvd; Southern Blvd from Site/Arden Way to Royal Palm Beach Blvd.
Traffic Consultant	Adam Kerr, P.E.- Kimley-Horn, Inc.	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	The Palm Tran Bus Route that services this property is Route 40- State Road 80- Wellington to Belle Glade.	
Nearest Palm Tran Stop	There is an existing bus stop number 3390 located on State Road 80 approximately 3.13 miles east of the site.	

Nearest Tri Rail Connection	Tri-Rail Shuttle Route is number 52 connecting to West Palm Beach Intermodal Transit Center and West Palm Beach Tri-Rail.
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C. Portable Water & Wastewater Information

The site lies within the water and sewer services area of PBC Water Utilities Department, who have confirmed available capacity in their letter dated April 13, 2020. Please see Potable Water & Wastewater Level of Service (LOS) comment letter in Application Attachment I.

Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. No change – letter not necessary per PZB Planning.
Nearest Water & Wastewater Facility, type/size	The nearest potable watermain and wastewater force main are located within Southern Boulevard adjacent to the subject property.

D. Drainage Information

The Arden P.U.D. project site is included in an overall conceptual permit for the surface water management system. That permit, SFWMD Permit No. 50-07467-P, addresses all of the SFWMD C-51 issues and criteria. The projects lakes, interconnected pipe layout, outfall control structure and outfall into the SFWMD C-51 Canal have been constructed as part of the approved Arden Plat 1 site improvements.

Legal positive outfall from Arden P.U.D. will be provided through the connection of the onsite collection system to the master stormwater system (lakes, pipes and outfall) that was constructed with the Plat 1 improvements. That system of lakes and interconnecting pipes includes the outfall connection to the SFWMD C-51 Canal which is the legal positive outfall for the entire project. Note that the connection to the C-51 Canal is a weir-controlled discharge based on SFWMD criteria for connections to that facility.

Please see Drainage Statement in Application Attachment J.

E. Fire Rescue

Nearest Station	Fire House Station #20 (1000 Greenview Shores Boulevard)
Distance to Site	Station #20 is located approximately 7.25 miles from the subject site.
Response Time	Estimated response time is 17 minutes.
Effect on Resp. Time	No change – letter not necessary per PZB Planning.

F. Environmental

Significant habitats or species	No significant habitat exists on the property. See Attachment L for the Environmental Assessment. No change from 2020.
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Flood Zone*	According to Palm Beach County's MyGeoNav system, the subject property is located within Flood Zone AO.
Wellfield Zone*	The subject site is not located in or near any wellfields. See Attachment M for Wellfield Protection Map. No change from 2020.
* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.	

G. Historic Resources

Staff review has identified no known archaeological resources located on or within 500 feet of the subject property.
Please see the Historical and Archaeological Resource letter included as Attachment N. No change from 2020.

H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park 7715 Forest Hill Boulevard	0.00339	0	No change
Beach	R. G. Kreusler Park 2882 S. Ocean Boulevard	0.00035	0	No change
District	Seminole Palms Park 151 Lamstein Lane	0.00138	0	No change

I. Libraries - Residential Only (Including CLF)

Library Name	Royal Palm Beach Branch		
Address	500 Civic Center Way		
City, State, Zip	Royal Palm Beach, Florida 33411		
Distance	Approximately 6.94 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	0	No change
Periodicals	5 subscriptions per 1,000 persons	0	No change
Info Technology	\$1.00 per person	0	No change

Professional staff	1 FTE per 7,500 persons	0	No change
All other staff	3.35 FTE per professional librarian	0	No change
Library facilities	0.34 sf per person	0	No change

J. Public Schools - Residential Only (Not Including CLF)

The site lies within the service area of the School District of PBC who have confirmed available capacity in their School Capacity Availability Determination (SCAD) letter dated April 27, 2020.
See Attachment O for confirmation of LOS. No change from 2020.

	Elementary	Middle	High
Name	Binks Forest	Wellington Landings	Wellington Community
Address	15101 Bent Creek Rd.	1100 Aero Club Drive	2101 Greenview Shores Blvd.
City, State, Zip	Wellington, FL 33414	Wellington, FL 33414	Wellington, FL 33414
Distance	Approximately 3.89 miles	Approximately 4.18 miles	Approximately 5.82 miles

2020 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 6. Attachments

- A. **PCN's, Legal Description and Warranty Deed** (include Legal in PDF & Word)
- B. **Agent Consent Form**
- C. **Applicant's Ownership Affidavit**
- D. **Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. **Disclosure of Ownership Interests**
- F. **Built Feature Inventory & Map**
- G. **Consistency with the Comprehensive Plan and Florida Statutes** (include in PDF & Word)
- H. **Traffic Approval Letter & Traffic Study**
- I. **Water & Wastewater Provider LOS Letters** - No change – letter not necessary per PZB Planning.
- J. **Drainage Statement**
- K. **Fire Rescue Letter** - No change – letter not necessary per PZB Planning.
- L. **Natural Feature Inventory & Map**
- M. **Wellfield Zone**
- N. **Historic Resource Evaluation Letter**
- O. **Palm Beach County School District LOS Letter**
- P. **Survey**

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

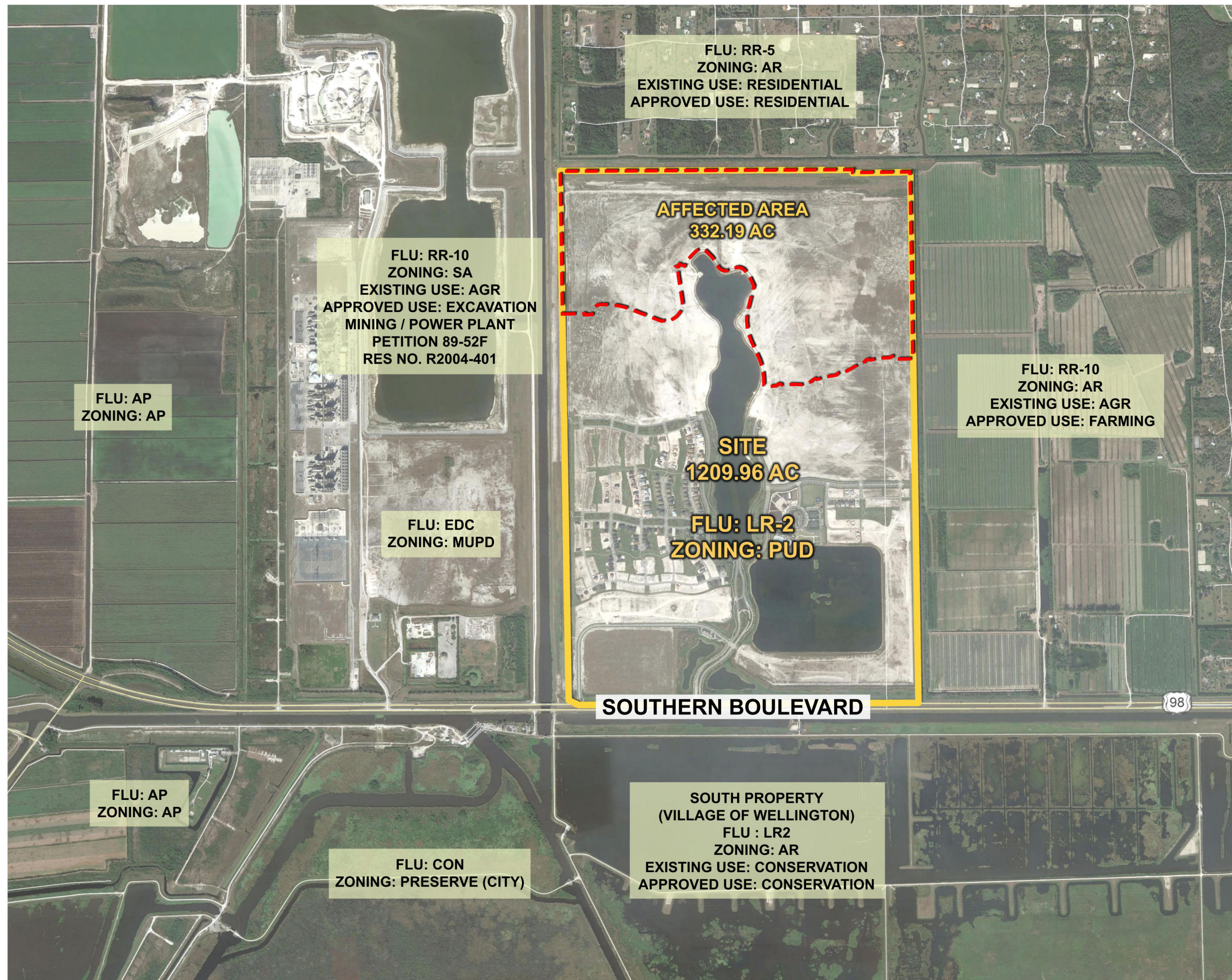
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ATTACHMENT F

BUILT FEATURES INVENTORY

The 1209.96-acre site is located approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80). The site has PUD Zoning District and is under construction for a residential development. Phases 1 and 2, in the central and southern portions of the site are entitled. Phase 3, totaling 332.19 acres, is the subject of this Future Land Use Amendment.

Major infrastructure including roadway, utilities, recreational amenities and stormwater management lakes have been constructed within Phases 1 and 2. Homes have been construct within Phase 1, with construction of additional homes on-going. The Applicant/Owner has commenced work in Phase 2 with the expectation that home construction will begin this summer. There are currently no built features in Phase 3.









ARDEN P.U.D.
BUILT FEATURE IMAGE - EAST SIDE

urban
design
kilday
studios



ARDEN P.U.D.
BUILT FEATURE IMAGE - WEST SIDE

urban
design
kilday
studios

ATTACHMENT G
CONSISTENCY WITH THE COMPREHENSIVE PLAN & FLORIDA STATUTES

REQUEST

On behalf of the property owners and applicants, Highland Dunes Associates Property, LLC and Arden Homeowner Association, Inc., Urban Design Studio (UDS), as Agent, has prepared and hereby respectfully submits this application for a Future Land Use Amendment (FLUA) to delete a condition of approval related to phasing of construction due to traffic limitations. The subject PUD is generally located approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80). The subject property is located in unincorporated Palm Beach County (PBC), situated in the Limited Urban Service Area (LUSA) and subject to the provisions of the Urban/Suburban Tier although not within the boundaries of same. The subject property is not located in any neighborhood planned area, or Redevelopment or Countywide Community Revitalization Team (CCRT) area. The site has a LR-2 FLU designation and a Planned Unit Development (PUD) zoning designation. The subject site is currently under development as a prominently residential community.

The applicant is requesting deletion of the following condition contained in Ordinance No. 2020-024:

2. A maximum of 1,480 single family dwelling units, 120 multi-family units, and 35,000 square feet of commercial uses (or a combination of land use that produces equivalent number of trips) shall be built before December 31, 2024.

This phasing limitation was based on the results of the Test 2 report that was prepared in 2020 for the Traffic Concurrency/Zoning Analysis for the addition of units pursuant to the ULDC. Traffic impacts were addressed by use of proportionate share monetary contributions based on the number of units permitted, and phasing of construction to a date certain of December 31, 2024. An amended Test 2 Analysis has been prepared as part of this application that eliminates the date specific phasing limitation and amends the proportionate share monetary contributions based on the number of units permitted. There are no additional off-site improvements – they were all identified in the prior TPS study, and the proposed amendment will not increase the density or change the buildout year. There will be a concurrent amendment to the Development Order to delete/amend conditions, and an amendment to the Proportionate Share Agreement that will be entered into prior to Adoption to remove the phasing condition and increase the amount of monetary contributions.

This application is not requesting a Future Land Use Atlas change to the current LR-2 designation nor is it requesting any additional units.

PROJECT HISTORY

This site was part of a number of additional parcels that made up what was previously known as Palm Beach Aggregates Mining Area. The BCC adopted a Comprehensive Plan Amendment for Palm Beach Aggregates II-LGA 2004-00047 on December 13, 2004 changing the Future Land Use designation of the property from Rural Residential, 1 unit per 10 acres (RR10) to Low Residential, 2 units per acre (LR-2) with conditions via Ordinance Number 2004-066. Concurrent with the Comprehensive Plan Amendment, the BCC adopted an Overlay Area known as the Glades Area Protection Overlay (GAPO) which includes the Arden-PUD property and 1,844 acres to the west, for a total of approximately 3,063 acres. The intention of the Overlay was to protect the adjacent Everglades Agricultural Area (EAA) to the west from the encroachment of densities and intensities associated with urban/suburban uses. Included in the amended GAPO language was the re-designation of the area east of the SFWMD L-8 Canal as a Limited Urban Service Area (LUSA) and removing the property from the Rural Tier. The subject property is not located within the boundaries of any Neighborhood Plan.

On January 5, 2006, the BCC approved via Resolution Number R-2006-0027, the deletion of land area and modification of conditions of approval for a Type III B Excavation for Zoning Application DOA2005-1173 for Palm Beach Aggregates, Inc. (PBA). This deletion allowed for the BCC, on the same agenda, to approve the rezoning for the land area that was deleted to Residential Planned Unit Development District via Resolution 2006-0028. The BCC also approved a "Requested Use" for a secondary or elementary school in the Planned Unit Development Zoning District and allowed a deviation from cul-de-sac and dead-end restrictions via Resolution Number R-2006-0029 and 2006-0030, respectively.

Due to economic conditions and at the request of the property owner, on June 30, 2008 the BCC approved a Development Order Abandonment to rezone the property to Residential Transitional Zoning District and to allow a bona fide agricultural use; to revoke the "Requested Use" approval for the secondary school together with waivers for cul-de-sac and dead-end restrictions via Resolutions 2008-11144, Resolution 2008-1145 and 2008-1146, respectively.

On October 24, 2013, the BCC approved a rezoning back to the Planned Unit Development Zoning District via Resolution Number R-2013-1527.

The current property owner/Applicant, Highland Dunes Associates Property, LLC, purchased the property on July 10, 2014. Highland Dunes Associates Property, LLC is a subsidiary of the developer Freehold Communities. The owner envisioned a unique community on a unique piece of property and modified the site design from that approved by the BCC in 2013 to promote their vision. On October 15, 2014, a revised Final Master Plan application was submitted to the County. The Final Master Plan was amended to incorporate the development program proposed by the new owner. Their design intention was to create as "agri-hood" community that promotes healthy living, sustainability, and provides access to expanded recreational and open space amenities available for use by all of the residents. Highland Dunes Associates Property, LLC named the new community "Arden" and has had significant success in developing Phases 1 and 2 in partnership with home builders.

In 2020, a concurrent Future Land Use Amendment and Development Order Amendment were processed to increase the number of dwelling units. There was no change to the existing LR-2 land use designation – additional density was gained by amending a condition of approval that limited the number of unit to less than 2 dwelling units per acre. Ordinance No. 2020-024 was adopted on October 22, 2020 along with the approval of Resolution No. R-2020-040, to increase the unit count to 2,334.

A. CONSISTENCY

G.1 - Justification

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use, and for residential density increases, demonstrate that the current land use is inappropriate.

- The applicant is not requesting to amend the current FLUA designation of LR-2, or for a residential density increase. The request is to delete a condition of approval included in the governing Ordinance that phases construction to a date certain threshold based on the number of certificates of occupancy.

The proposed FLUA amendment meets the required standard as follows:

1) The proposed use is suitable and appropriate for the subject site:

Applicant's Description: The Owner/Applicant is currently developing the site as a planned community as envisioned by its PUD Zoning designation. Phase 1 development is almost completed and Phase 2 is well under construction. Platting for Phase 3 is underway. Palm Beach County previously made a determination that the use is suitable and appropriate for the subject site in adopting Ordinance No. 2004-066 and approving the PUD in 2005, again in 2013 for 2,000 units, and more recently in 2020 for 2,334 units by adoption Ordinance No. 2020-024.

The proposed amendment has no bearing on the use of the site as there is no request to increase the number of units or change the site design.

2) The basis for the requested change for this particular site is based upon the following criteria:

- ***New information or change in circumstances which affect the subject site.***

Applicant's Description: A change in circumstances has occurred that affects the subject site. The success of the development has accelerated building within the community. The Owner/Applicant performs the land development (i.e. platting, permitting, grading, drainage, roads, utilities, landscape) and sells lots that are ready to build to builders. Multiple builders are building within the community at the same time. There has been an increased interest from the building community, especially following the recent awards given by the National

Homebuilder's Association including Master Plan of the year and Amenity of the year for the Red Barn, and changes to the plan of development entitled last year. Additionally, Florida and particularly south Florida, has seen an influx of new residents as a result of COVID and home sales have accelerated as a result. The Owner/Applicant is proposing to modify the condition to allow for the development to build out as the market demands.

- ***Inappropriateness of the adopted FLU designation.***

Applicant's Description: This application does not request a change to the LR-2 future land use designation as the designation is not inappropriate for the site and there is no request to increase the number of units or change the site design.

G.2 Residential Density Increases

Per Future Land Use Policy 2.4-b the proposed FLUA amendment meets the required factors as follows:

- ***Demonstrate a need for the amendment.***

Applicant's Description: This application does not request a change to the LR-2 future land use designation and there is no request to increase the number of units or change the site design.

- ***Demonstrate that the current FLUA designation is inappropriate.***

Applicant's Description: This application does not request a change to the LR-2 future land use designation as the designation is not inappropriate for the site, and there is no request to increase the number of units or change the site design.

- ***Explain why the Transfer of Development Rights, Workforce Housing, and/or Affordable Housing Programs cannot be utilized to increase density.***

Applicant's Description: The Owner/Applicant is not requesting any additional density than that permitted by the LR-2 designation. No utilization of the above density bonus programs is proposed.

G.3 - Compatibility

Compatibility is defined in the County's Unified Land Development code as: "*Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.*"

Applicant's Description: Based on this definition and accepted growth management ideals, the proposed amendment to delete a traffic phasing condition of approval does not

cause the project to be incompatible with the surrounding uses and adjacent lands. It will not create or foster undesirable effects. There is no request to increase the number of units or change the site design.

G.4 -Comprehensive Plan

Based on the nature of the amendment, the optional data and analysis to demonstrate consistency with the Comprehensive Plan is not necessary.

G.5. - Florida Statutes

Based on the nature of the amendment, the optional data and analysis to demonstrate consistency with Chapter 163.3177, F.S. is not necessary.

B. SURROUNDING USES

Adjacent Lands	Use	Future Land Use	Zoning
North	240' wide FPL easement and Deer Run Subdivision Typical lot size of five acres with density of 0.2 units per acre	Rural Residential (RR-5) Future Land Use	Agricultural Residential District (AR) Zoning No Control No.
South	South Florida Water Management District (SFWMD) Stormwater Treatment Area	Village of Wellington Rural Residential (RR-10) Future Land Use	Village of Wellington STA/SFWMD Zoning district No Control No.
East	Active Agriculture	Rural Residential, 1 unit per 10 acres	AR – Agricultural Residential District No Control No.
West	Utility Staging Use/Power Facility Future Economic Activity Center	Rural Residential, 1 unit per 10 acres	Special Agricultural (SA)
	L-8 Canal	Rural Residential, 1 unit per 10 acres	Special Agricultural (SA)
	SFWMD Reservoir	Rural Residential, 1 unit per 10 acres	Special Agricultural (SA)
	Vacant	Economic Development Center (EDC) Future Land Use	Multiple Use Planned Development (MUPD) (Control Nos. 1989-52 and 2015-00085)

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property.

- **North:** *The future 200' foot wide right-of-way for the westerly extension of Okeechobee Boulevard Right-of-Way borders the northern boundary of the site. To*

the north of the ROW is a 240' wide FPL easement. The property has a Rural Residential (RR-5) Future Land Use and an Agricultural Residential District (AR) Zoning district.

- **South:** Southern Boulevard/State Road 80 borders the southern boundary of the site while, South Florida Water Management District (SFWMD) utilizes the property to the south across Southern Boulevard, which is located in the Village of Wellington, for water storage purposes. The property has a Rural Residential (RR-10) Future Land Use and a STA/SFWMD Zoning district within the Village of Wellington.
- **East:** To the east is used for agricultural uses. The property has a Rural Residential (RR-10) Future Land Use and an Agricultural Residential District (AR) Zoning district.
- **West:** The western boundary is bordered by the L-8 Canal Right-of-Way (500 feet). Immediately west of the L-8 is a 400-foot-wide wildlife corridor which was created at the time of the original excavation approval to provide a critical connection between publicly owned Conservation areas to the north and south as well as to provide a buffer between the excavation activities and the established residential communities that are located north of the site on the east side of the L-8. West of the wildlife corridor is the FPL Power Plant. Also to west is a reservoir managed by the SFWMD for water storage. To the west of the wildlife corridor is a proposed Economic Development Center (EDC) consisting of light industrial, warehouse, and excavation uses, with a portion used for access to mining activities to the north of this property. The majority of the property has a Special Agriculture (SA) Future Land Use Designation with the proposed economic development center having an Economic Development Center (EDC) Future Land Use and a Special Agricultural (SA) Zoning district.

On behalf of the applicant, UDS, respectfully requests approval of this request to amend the FLUA designation on the subject property. The Project Managers at UDS are Collene cwalter@udsflorida.com or Shayne Broadnix sbroadnix@udsflorida.com.

H:\JOBS\Highland Dunes 2_13-001\Freehold Capital_LUP_.019\Documents\Submitted Documents\FLUA-2\2021-05-12 FLUA Submittal\Attachment G - Consistency with the Comprehensive Plan.docx

ARDEN P.U.D.

Palm Beach County, Florida

Drainage Statement

**For
Highland Dunes Associates Property LLC**

April 2021



Prepared by:

**Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080
EB #2438**

Martha H. Carter, P.E.
Florida Registration No. 47589

Date

I. INTRODUCTION

Highland Dunes Associates Property LLC is proposing to construct a mixed-use development in the central portion of Palm Beach County, Florida. The overall site, which encompasses approximately 1,210 acres, is located north and adjacent to State Rd. 80 and east of and adjacent to the South Florida Water Management District L-8 Canal. These lands are located in Sections 21, 22, 27, 28 and 33, Township 43S, Range 40E in unincorporated Palm Beach County.

The Master Plan of Arden PUD has been prepared by Urban Design Kilday Studio, Inc. That plan shows the development of 2,334 residential homes, Civic, Commercial and Recreation Tracts with the associated roadways, water management and open spaces. This conceptual layout includes the use of the common open areas as a part of the water management system required to serve this site. The use of these areas for both drainage and other permitted uses is further discussed in Section III of this statement.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objectives of that system, based on the rainfall and durations for the design storm events, will be to provide a drainage system that will meet the established criteria for site grading and storage and to limit the post-development discharge from this site so that it will be within the regulatory limits.

II. EXISTING FACILITIES

Ongoing site development has resulted in topographic changes to the ground elevations throughout the project area. Those changes are consistent with the proposed site grading and finished elevations included in the Surface Water Management Plan for this project.

The Arden P.U.D. project site is included in an overall conceptual permit for the surface water management system. That permit, SFWMD Permit No. 50-07467-P, addresses all of the SFWMD C-51 issues and criteria. The projects lakes, interconnected pipe layout, outfall control structure and outfall into the SFWMD C-51 Canal have been constructed as part of the approved Arden Plat 1 site improvements.

III. PROPOSED DRAINAGE SYSTEM

The proposed drainage system will include a combination of surface runoff/storage in the common open areas and conventional inlet and interconnected piping systems. Note that current changes to the project site plan will not affect the overall surface water management system.

As noted above, this system will include utilizing the common open areas as a part of the overall drainage system. Rear lot areas will be graded to allow runoff from the lots to flow to these areas. Drainage easements will be provided in the areas where pipe systems will be constructed. In the easement areas, site improvements will be limited, and no structures or trees will be permitted for those areas. In the balance of the open spaces, the landscaping and other improvements will be designed to allow for the site runoff to flow to the collection system. This overland flow system will provide the storage required, will incorporate the proposed site amenities (landscape, walks, etc.) and allow for the runoff to flow to the collection system and legal positive outfall.

The overall development site was previously proposed and approved for development in 2005. At that time, a surface water management system was designed and a SFWMD permit was issued for the project (SFWMD permit no. 50-07467-P). That permit, which separated this 1,210 acre site from the overall Palm Beach Aggregates site (2,036± acre site), included a conceptual permit for the entire project and a construction and operation permit for the first phase of development. In February 2014, a new South Florida Water Management District Permit was issued for this project (Permit No. 50-10460-P). That permit updated the previous site layout and again confirmed compliance of the proposed system meeting the C-51 basin criteria. The current project site plan modifies the traffic phasing conditions of approval associated with the previously approved plan. We do not anticipate any impacts as a result of these traffic phasing conditions of approval modifications. Note that the connection to the legal positive outfall to the C-51 Canal will remain as shown on the previous permit.

Legal positive outfall from Arden P.U.D. will be provided through the connection of the onsite collection system to the master stormwater system (lakes, pipes and outfall) that was constructed with the Plat 1 improvements. That system of lakes and interconnecting

pipes includes the outfall connection to the SFWMD C-51 Canal which is the legal positive outfall for the entire project. Note that the connection to the C-51 Canal is a weir controlled discharge based on SFWMD criteria for connections to that facility.

Based on the information presented herein, it is our opinion that it will be possible to design and construct this site so that the grading, drainage and stormwater systems will be capable of satisfying the applicable regulatory requirements.



Michael B. Schorah and Associates, Inc.

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS

1850 FOREST HILL BLVD.
SUITE 206
WEST PALM BEACH, FL 33406
PHONE 561-968-0080

EB2438 LB 2438

ELECTRONIC SIGNATURE REPORT

PROJECT NAME: Arden P.U.D.

JOB NUMBER: 1627

1. Drainage Statement SS

DOCUMENT NAME

4

OF SHEETS

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DOCUMENT NAME

OF SHEETS

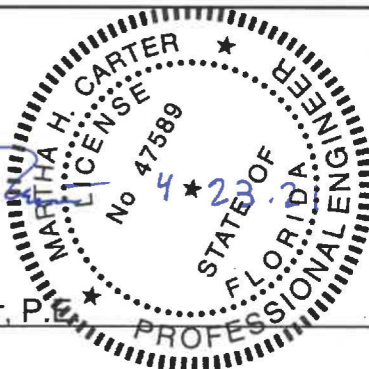
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3. _____

DOCUMENT NAME

OF SHEETS

SHA CODE



Martha H. Carter, P.E.
NAME

47589
LICENSE NUMBER

April 23, 2021
DATE

ATTACHMENT L

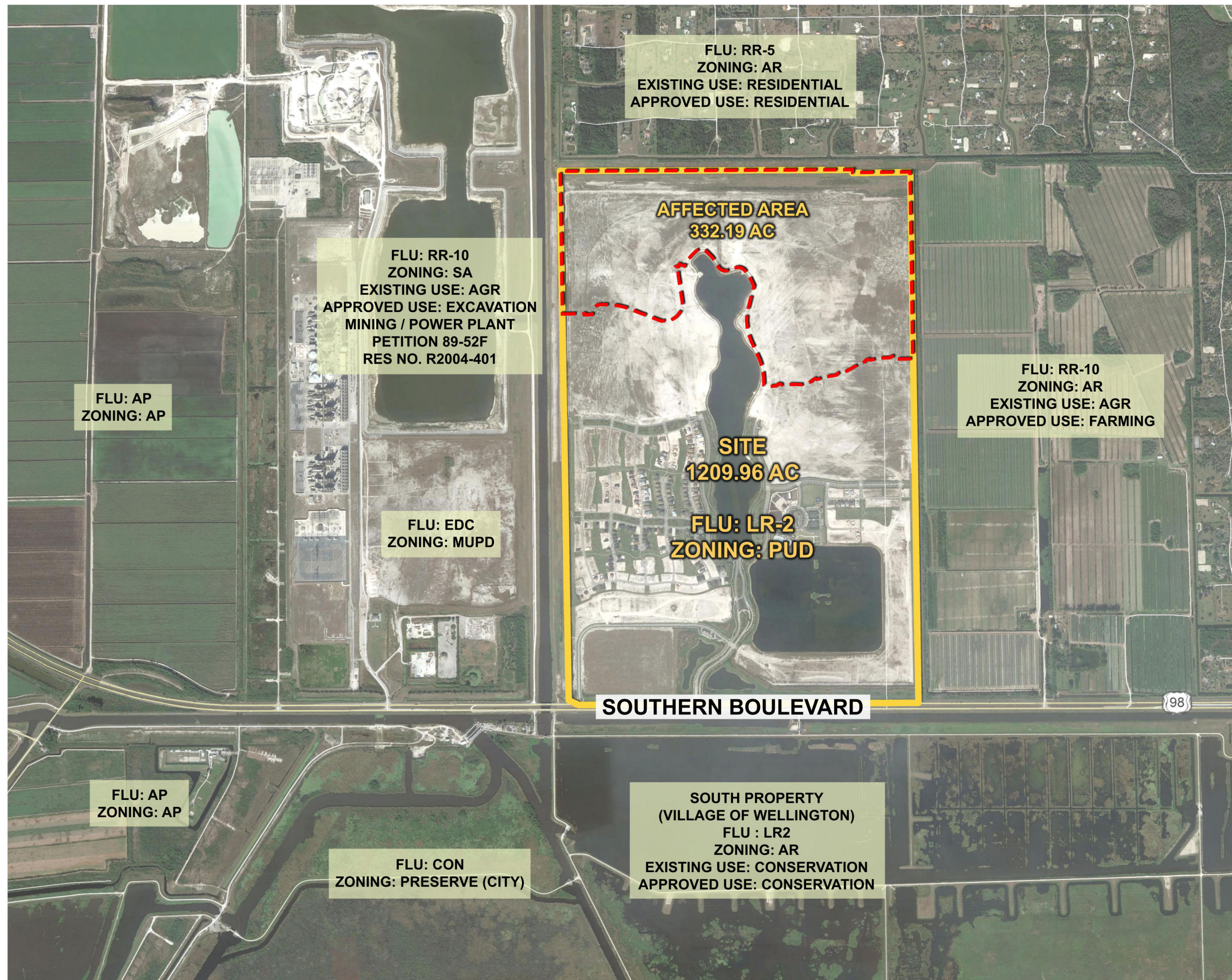
NATURAL FEATURES INVENTORY

The 1209.96-acre site is located approximately 2.5 miles west of Seminole Pratt Whitney Road on the north side of Southern Boulevard (SR 80). The site has a PUD Zoning District and is under construction for a residential development. Phases 1 and 2, in the central and southern portions of the site are entitled. Phase 3, totaling 332.19 acres, is the subject of this Future Land Use Amendment.

This site had previously undergone a major filling operations in association with the mining (dredging) operations of the Palm Beach Aggregates Site, as situated along the west side of the SFWMD L-8 Canal, just north of Southern Boulevard. The Project Site filling operations established the plateau elevation of approximately 23' NGVD with perimeter grade berm conditions of approximately 30' NGVD along the south, east and north sides and 40' NGVD along the west side (L-8 Canal area).

Prior to its development for the PUD, the Site was being used as a temporary agricultural operation (tree farm). The trees were removed/relocated with the onset of construction of the residential development.

Based on its prior use as a receiving site for mining, there are no significant natural features on site.





ARDEN P.U.D.

NATURAL FEATURES IMAGE - PHASE 3 EAST SIDE

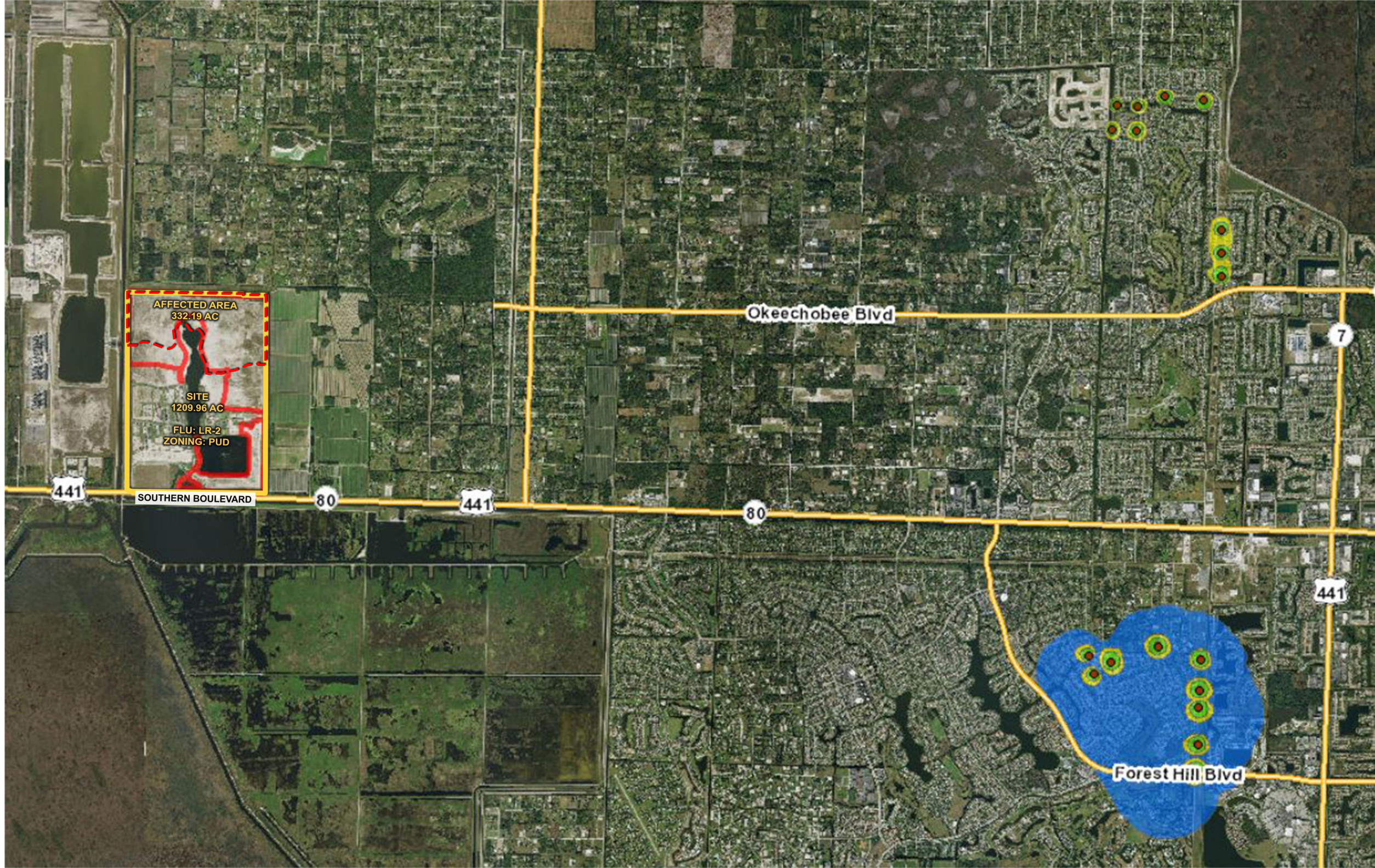
urban
design
kilday
studios



ARDEN P.U.D.

NATURAL FEATURES IMAGE - PHASE 3 NORTH SIDE

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kilday
studios





**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor

Hal R. Valeche
Gregg K. Weiss
Mary Lou Berger
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

April 15, 2020

Shayne Broadnix
Urban Design Kilday Studios
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

**RE: Historical and Archaeological Resource Review for: Arden PUD,
UDIS File No. 13-001.019PCN's: 00-40-43-27-01-006-0000 & 00-40-43-
27-01-015-0000.**

Dear Ms. Broadnix,

This correspondence is reaffirming the prior letter's findings in reply to your request for a review of the above referenced properties identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the properties.

Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no historic or architecturally significant resources on or within 500 feet of the above referenced properties.

Staff review of the County's map of known archaeological sites has identified no known archaeological resources located on or within 500 feet of the above referenced properties.

However, should any artifacts or skeletal remains be encountered during construction, per Florida Statue 872, construction must stop around the remains and the local sheriff and medical examiner be contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Davenport".

Christian Davenport, MA, RPA
County Historic Preservation Officer/Archeologist

cc: Patricia Behn, Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/27/2020		
	SCAD No.	20042302F – FLU and 20042302D – D. O.		
	FLU /Rezoning/D.O. No.	Not Provided - Palm Beach County		
	PCN No.	A portion of 00-40-43-27-01-006-0000 and A portion of 00-40-43-27-01-015-0000 (affected area)		
	Development Name	Arden PUD		
	Owner/Agent Name	Highland Dunes Associates Property LLC and Arden HOA Inc. / Urban Design Kilday Studios		
	SAC No.	420F		
	Proposed Amendment Proposed Unit No./Type	Max. 2420 Residential Units (2000 units previously approved) 334 Multi-Family Units (2000 units previously approved)		
Impact Review		Binks Forest Elementary School	Wellington Landing Middle School	Wellington High School
	New Students Generated	36	17	22
	Capacity Available	146	217	-426
	Utilization Percentage	88%	86%	119%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impact.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District High School level, the property owner shall contribute \$289,652 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from 04/28/2020 to 04/27/2021 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 04/27/2021 or this determination will expire automatically on 04/27/2021.</p>			
Notice	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

April 28, 2020

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Patricia Behn, Planning Director, Palm Beach County
Nancy Frontany, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County